

MINUTES

Springfield Economic Development Agency

October 8, 2007 – 7:00 P.M.

Springfield City Hall – Jessie Maine Meeting Room

225 Fifth Street - Springfield

MEMBERS PRESENT: Anne Ballew, Sid Leiken, Christine Lundberg, Dave Ralston, Faye Stewart, and Hillary Wylie.

MEMBERS ABSENT: Bill Dwyer, Joe Pishioneri, and John Woodrow.

STAFF PRESENT: John Tamulonis, Courtney Griesel, Gino Grimaldi, Joe Leahy, Ken Vogeney, and Steve Rodolf

I. CALL TO ORDER

Secretary Christine Lundberg called the meeting of the Springfield Economic Development Agency (SEDA) to order at 7:00 p.m.

Minutes Recorder Dan Lindstrom called the roll, noted the absences of Directors Dwyer, Pishioneri and Woodrow, and stated that a quorum was present.

II. APPROVAL OF MINUTES

Director Faye Stewart moved, seconded by Director Sid Leiken, to accept the minutes of the July 9, 2007, meeting. The motion was adopted unanimously, 6:0.

III. COMMUNICATIONS

A. Business from the Audience

None.

B. Correspondence

None.

C. Business from Staff

Community Development Manager John Tamulonis reported that Oregon requirements for establishing the Downtown Urban Renewal Plan were being met. He referred to a brochure entitled "Voter Information – Facts About: Ballot Measure 20-131 – Downtown Urban Renewal." He distributed copies of a revised draft Downtown Urban Renewal Plan dated September 15 and invited feedback from members. He explained that if the Ballot Measure received voter approval, the plan would be presented to the City Council for adoption. He reviewed a calendar of "outreach" meetings being held with nearby and affected agencies.

Mr. Tamulonis announced that the terms of three members of the Glenwood Renewal Advisory Committee (GRAC) would expire at the end of the year. He said the vacancies would be announced soon and that applications from persons interested in being appointed or reappointed would be solicited.

Director Sid Leiken said he was concerned that the position designated for a citizen resident of a mobile home park in the renewal district be properly filled. Mr. Tamulonis replied that the owner of the park who lives in the park and another park resident were already serving on the GRAC. He suggested that if no new applicant was a mobile park resident, it would be possible for the position of one of the other members who did reside there to be designated as its representative.

IV. REPORT OF THE CHAIR

None.

V. OLD BUSINESS

A. Bid Award for Project P205:16 – Multi-Use Pathway

Mr. Tamulonis referred to Agenda support material regarding the awarding of a contract for the construction of an asphalt path from the westerly end of East 14th Avenue to Glenwood Boulevard, including the installation of street lights from Henderson Avenue to Glenwood Boulevard. He said SEDA award of contracts is typically on the consent calendar for City Council approval of projects. This is being brought to SEDA for discussion and approval because it would be the first project constructed in the Glenwood Urban Renewal Plan.

Mr. Vogeny reviewed specifications of the project and details of four bids for it that had been received. He described the importance of partners in developing the project – SEDA, the City of Springfield, Glenwood residents, and Lane Transit District (LTD).

Members discussed specifics of the project – how the path would intersect with Glenwood Boulevard, its connectivity with similar paths in Eugene, the effects of potential realignment of Franklin Boulevard, how the City would serve as the contracting agent for SEDA, and how the property provided for the project by LTD was conditioned on its use by the City.

Director Leiken moved, seconded by Director Stewart, to award the contract for Project P205-16 to Wildish Construction Company in the amount of \$95,140.00. The motion was adopted unanimously, 6:0.

Mr. Vogeney and Rodolf reported that completion of the project was anticipated within 30-days of when the contract was officially signed.

VI. NEW BUSINESS

A. Developing a Framework for Working with Developers

Mr. Tamulonis described changes in conditions for redevelopment of Glenwood since Apex Investment Group had been chosen as its preferred developer the previous year. He explained that a market/feasibility study had identified “hindering economic factors” that needed to be overcome, City options to purchase property in the district had been let to expire on the advice of development consultants, and the interest of Apex in the project appeared to have dwindled. He said he would meet with Apex representatives in the near future to determine their current level of interest in the project.

Mr. Tamulonis requested that the SEDA Board provide direction to help define, prioritize, and focus activities and programs related to Glenwood redevelopment. He said such a

framework would provide bases for discussions with Apex and other interested developers. He referred to his October 1 memorandum and reviewed issues it raised. He said question eight of the memorandum was fundamental: How can SEDA ensure flexibility in responding to market changes, opportunities, and developer interests?

Director Anne Ballew said she believed it was a conundrum to determine whether infrastructure should be provided to entice the interest of developers or if it should wait until specific needs were identified by a developer. She suggested that publicity regarding the availability of property should be wide spread, using the services of Lane Metro Partnership, trade journals, the City website, and popular media. She said advertising of available property should include pertinent details such as zoning designation, existing infrastructure, and should be posted at property locations.

Director Stewart said he believed effort should be given to encouraging development of sites with industrial zoning. He suggested that improving transportation issues related to Franklin Boulevard also be given high priority.

Director Stewart said he had been concerned about the commitment of Apex to the Glenwood redevelopment project since its beginning. He recommended that other interested parties be pursued, including those who had made the alternate development proposal that was not chosen.

Director Dave Ralston said he was concerned that the use of the word "subsidy" on Page 4 of the Attachment to the Agenda support material implied largesse on the part of SEDA and the City and that he was unwilling to support subsidies. He suggested that it was important to be clear about any incentives that would be offered to developers.

Director Hillary Wylie said she favored emphasizing the importance of redevelopment in removing blight, especially of currently "boarded up" properties.

Director Leiken recommended that increased consideration be given to redevelopment proposals from those with local area ties in the future. He emphasized that SEDA had not been formed to do development, but to support it by others. He suggested the currently "flat" real estate market was a perfect time for developers to initiate projects. He said he believed negotiations with Apex should be pursued, but that if other interests surfaced, they should be seriously considered.

Director Stewart said he believed a plan should be in place for transitioning residents from Glenwood area mobile home parks to affordable housing elsewhere before fast-moving development projects forced the issue and created the need for unhelpful eviction processes. He suggested it would be important that the residents be participants in developing such a plan.

Director Leiken asked if SEDA would be able to borrow resources based on proposals for development that were made. Mr. Tamulonis replied that bonds could be issued with such assurance, and that banks and sub-developers could also be interested.

Director Ballew said she believed Apex had previously been given primary consideration as the preferred developer in the Glenwood Redevelopment Project because of its available resources. She suggested that the group which proposed the plan not chosen be approached to determine if it continued to be interested. Mr. Tamulonis reported that he has had conversation with the developers of the alternate plan; he emphasized that they not "go away"; and that they had seemed interested in being approached at a later time.

Mr. Tamulonis stated that staff would prepare a series of discussion papers to solicit feedback from the SEDA Board over the next few months on each topic area and on how SEDA might want to handle opportunities for projects with developers and development proposals in the next several years.

Director Ballew suggested that Glenwood be divided into naturally defined sections of commonality and that redevelopment options for them be pursued.

The meeting adjourned at 8:00 p.m.

(Recorded by Daniel Lindstrom)

Christine Lundberg
Secretary